

## **COMMITTEE OF THE WHOLE NOVEMBER 5, 2001**

### **SITE DEVELOPMENT APPLICATION YORK REGION DISTRICT SCHOOL BOARD ISLINGTON/RUTHERFORD SECONDARY SCHOOL FILE: DA.01.044**

#### **Recommendation**

The Commissioner of Planning and the Commissioner of Development Services and Public Works recommend:

That the following report be received for information purposes.

#### **Background - Analysis and Options**

Site Development application DA.01.044 proposes a secondary school on the south side of Rutherford Road, east of Islington Avenue.

The subject lands fall within 500m of a Ministry of Environment recorded landfill site, which was closed in 1950, and therefore requires environmental survey. PSI Engineering Consultants prepared several environmental reports on behalf of the York Region District School Board, which were submitted to the City. The City's peer reviewer, DCS, reviewed both the Phase 1 and Limited Phase 2 reports and concluded that they were satisfactory. DCS also recommended that additional investigation be conducted to confirm that there are no evident soil or groundwater contamination issues on the site. A condition to this effect was included in the Committee of the Whole report dated August 20, 2001.

On August 27, 2001, Council approved the application with the following resolution:

"That the recommendation contained in the following report of the Commissioner of Planning dated August 20, 2001 be approved, subject to adding the words " and the Region of York Transportation and Works Department" at the end of Clause 1b) and the words "and Council" at the end of Clause 1e)."

Clause 1e) now reads as follows: *That the applicant conduct additional investigation work to confirm that no evident residual soil or groundwater contamination issues exist to the satisfaction of the City and Council.*

#### **Conclusion**

This investigation is now complete and results are the subject of this report.

PSI Engineering Consultants prepared a report entitled Reports of Additional Environmental Investigation, dated September 2001, to address condition 1e) noted above. This final report was sent to DCS for peer review and on October 19, 2001, DCS provided the following recommendation:

"That the City accept the following reports and correspondence prepared by PSI:

- Phase 1 Environmental Site Assessment, June 2001
- Limited Phase 2 Environmental Site Assessment, July 2001
- Results of Additional Environmental Investigation, September 2001
- Reliance Letter, October 17, 2001

as documentation to indicate that the subject site is suitable for residential/ parkland use in accordance with the Ministry of the Environment's Guidelines for Use at Contaminated Site in Ontario."

As such, this information is provided to the Committee of the Whole in accordance with Council's August 27, 2001 condition of approval.

**Attachments**

1. Site Plan
2. DCS Peer review - for the PSI Additional Investigation Report

**Report prepared by:**

Eugene Fera, Planner, ext.8064  
Art Tikiryán, Senior Planner, ext. 8212  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

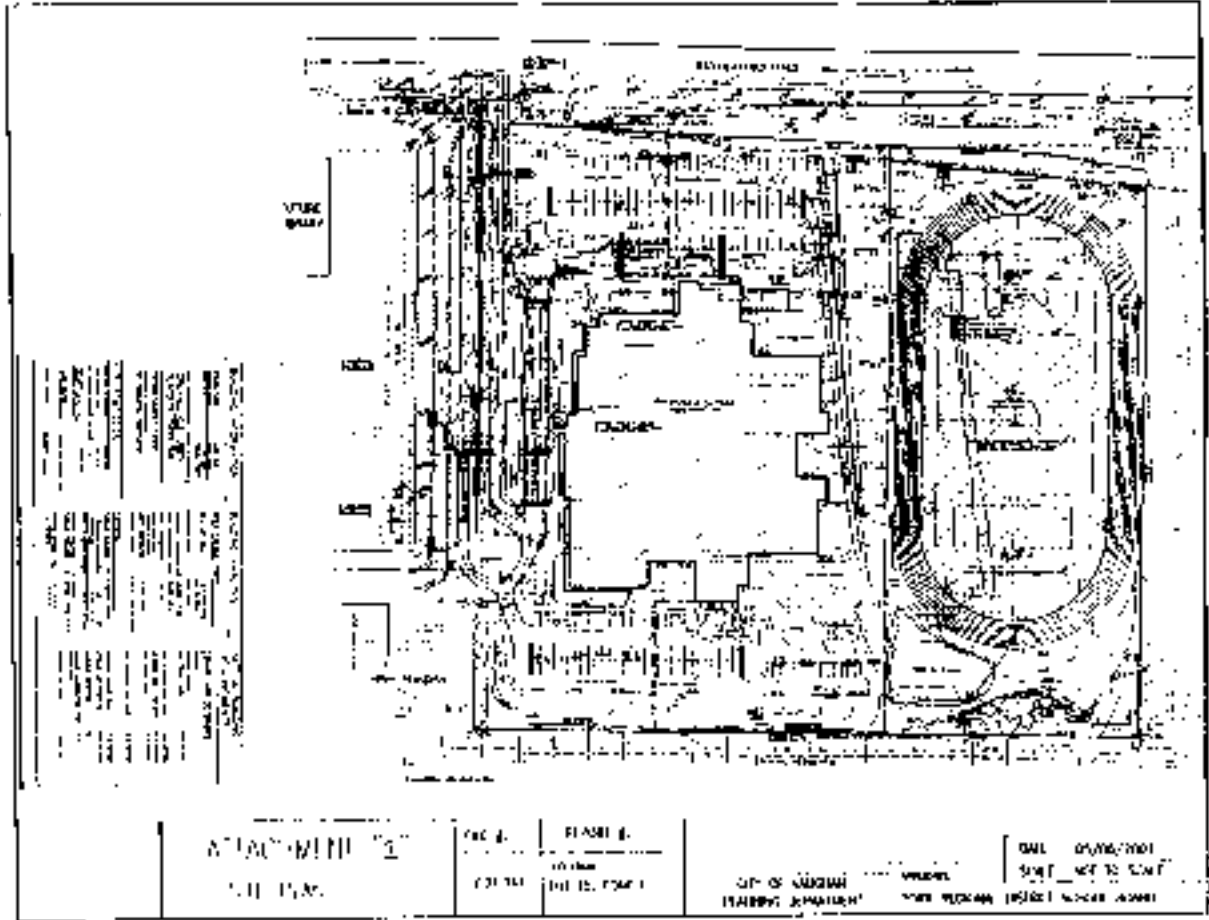
MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

FRANK MIELE  
Commissioner of Development Services  
and Public Works

BILL ROBINSON  
Executive Director of City  
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19 October 2001

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Mr. Steven Pasquan, CET  
Development Engineering

Re: Peer Review  
Woodbridge North Secondary School  
Islington Avenue and Rutherford Road  
City of Vaughan

Dear Sirs:

The undersigned has reviewed the report entitled:

*Results of Additional Environmental Investigation*

dated September 2001, prepared by PSI Canada Inc. (PSI).

**1.0 BACKGROUND**

The PSI report was prepared in response to the DCS peer review of 22 July 2001 and in accordance with the PSI work plan of 14 August 2001. DCS commented on the PSI work plan in a letter to your Mr. Sean Goh on 31 August 2001.

The issues raised in the DCS peer review and PSI's results are discussed in Section 2.0 below.

**2.0 FINDINGS OF PSI INVESTIGATION**

*i) Possible Presence of heating fuel and/or farm vehicle motive fuel.*

PSI analyzed water samples from three monitoring wells for the presence of volatile organic compounds (VOCs) and total petroleum hydrocarbons (TPH). No VOCs, TPH (gas/diesel), or TPH (heavy oil) were detected.

- ii) *No chemical testing was carried out as part of the Limited Phase II ESA on any soil sample from the site, which comprised an agricultural property and which thus may have been subject to pesticide or herbicide use.*

The five soil samples analyzed for pesticides, herbicides and PCBs met the appropriate MOE criteria.

- iii) *It is unknown whether the headspace test results of the Limited Phase II ESA were representative of methane alone or methane plus other combustible materials.*

The maximum vapour concentration detected by PSI in the existing monitoring wells was 25 ppm using a Gastector, which measures both hydrocarbon and methane vapours. This level is well below the lower explosive limit (LEL) of 50,000 ppm for methane, and well below the MOE's action level of 10 to 20% LEL (5,000 - 10,000 ppm). No methane vapour was detected by PSI when using the Gasport Methane Detector.

- iv) *No soil or groundwater sampling was carried out on fill soils on the property during the Limited Phase II ESA.*

All soil and groundwater results analyzed during PSI's Additional Environmental Investigation met the MOE's Table A criteria for residential/parc land use.

Although PSI correctly states that the site is not in an ecologically sensitive tract, the Graham Forest Complex environmentally significant area is located to the north of Rutherford Road. Since the complex is upstream, and likely upgradient of the school site, we concur that the adoption of the MOE Table A (potable groundwater scenario) or Table B (non-potable groundwater scenario) criteria are appropriate.

### 3.0 RECOMMENDATIONS

We recommend that the City accept the following reports and correspondence prepared by PSI.

- Phase I Environmental Site Assessment, June 2001;
- Limited Phase II Environmental Site Assessment, July 2001;
- Results of Additional Environmental Investigation, September 2001; and
- Reliance Letter, 17 October 2001.

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as documentation to indicate that the subject site is suitable for residential/parkland landuse in accordance with the Ministry of the Environment's *Guideline for Use of Contaminated Sites in Ontario*.

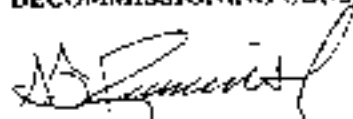
#### **4.0 USE AND LIMITATIONS OF THIS PEER REVIEW**

This peer review was prepared by DCS for the exclusive use of the City of Vaughan.

A peer review is intended to provide a professional critique as to whether the report under review appears to have utilized generally accepted engineering practices in presenting data and in reaching its conclusions. A peer review is not intended as, and does not represent, an independent verification, warranty or representation by DCS of the site conditions or conclusions as stated or predicted in the report under review. Any comments by DCS as to such matters as whether the property appears suitable for development or has an acceptable degree of remediation for certain purposes rely on the assumption that the factual data presented in the consultant's report is complete and accurate. DCS has not been retained to carry out any independent verification of actual site conditions.

Yours very truly,

**DECOMMISSIONING CONSULTING SERVICES LIMITED**



Steven T. Ruminisky, P.Eng.  
Manager, Hydrogeological Services

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**hcs**